146.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,700 /	757,700
					USE VALUE:	757,700 /	757,700
					ASSESSED:	757,700 /	757,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JULA THEODORE F
Owner 2:	
Owner 3:	
Street 1:	25 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Aluminum Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	251,800		505,900	757,700
Total Card	0.163	251,800		505,900	757,700
Total Parcel	0.163	251,800		505,900	757,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 527.65 | /Parcel: 527.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95907

GIS Ref

GIS Ref

Insp Date 04/26/18

!11420!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	251,800	0	7,080.	505,900	757,700		Year end	12/23/2021
2021	101	FV	242,800	0	7,080.	505,900	748,700		Year End Roll	12/10/2020
2020	101	FV	242,800	0	7,080.	505,900	748,700	748,700	Year End Roll	12/18/2019
2019	101	FV	199,400	0	7,080.	474,300	673,700	673,700	Year End Roll	1/3/2019
2018	101	FV	199,400	0	7,080.	392,100	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	199,400	0	7,080.	360,500	559,900	559,900	Year End Roll	1/3/2017
2016	101	FV	199,400	0	7,080.	328,800	528,200	528,200	Year End	1/4/2016
2015	101	FV	186,600	0	7,080.	322,500	509,100	509,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:29:18

LAST REV

Date	Time
03/03/21	11:17:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11420

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12474-720		7/10/1973		23,000	No	No		Renee Jula dod 9/16/2019

USER DEFINED

Prior Id # 1:	95907
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	Info At Door	BS	Barbara S
11/4/2008	Entry Denied	197	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Entry Denied	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7080		Sq. Ft.	Site		0	80.	0.89	9									505,920						505,900	

Total AC/HA:	0.16253	Total SF/SM:	7080	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	505,920	Spl Credit		Total:	505,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309329
Depreciation:	57535
Depreciated Total:	251794

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

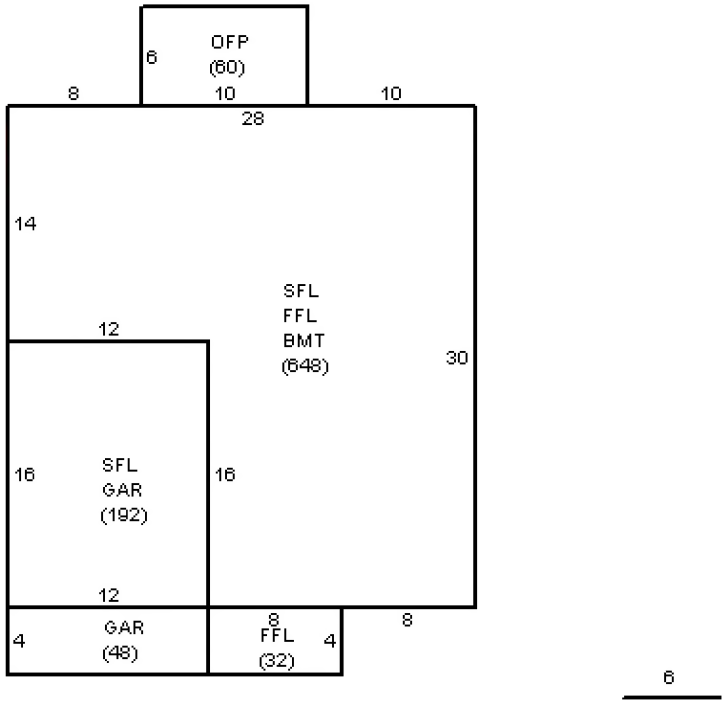
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	148.49
Special Features:	0	Val/Su Net:	105.62
Final Total:	251800	Val/Su SzAd	175.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	756	148.490	112,255
FFL	First Floor	680	148.490	100,970
BMT	Basement	648	44.550	28,866
GAR	Garage	240	25.410	6,099
OFP	Open Porch	60	44.000	2,640
Net Sketched Area:		2,384	Total:	250,830
Size Ad	1436	Gross Area	2468	FinArea 1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2015	0.00	T	3.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

146.0-0003-0004.0

IMAGE

AssessPro Patriot Properties, Inc